

72-601

NO. ORDINANCE  
1390

AN ORDINANCE amending the nonconforming use provisions of the Zoning Code to permit the reasonable and compatible expansion of a nonconforming building through a conditional use permit; amending Resolution No. 25789, Section 2604, and KCC 21.52.050 (2)

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY

SECTION 1. Resolution No. 25789, Section 2604, and KCC 21.52.050 is amended to read as follows:

Structural alteration or enlargement of nonconforming buildings.

(1) Unless otherwise specifically provided in this title, nonconforming buildings may not be enlarged or structurally altered unless an enlargement or structural alteration makes the building more conforming, or is required by law. However, where a building or buildings and customary accessory buildings are nonconforming only by reason of substandard yards, open spaces, area or height, the provisions of this title prohibiting structural alterations or enlargements shall not apply, provided any structural alterations or enlargements of an existing building under such circumstances shall not increase the degree of nonconformity and any enlargements or new buildings and structures shall observe the yards and open spaces required.

(2) (~~Structural alterations may be permitted if necessary to adapt a nonconforming building to new technologies or equipment pertaining to uses housed in such building. Any enlargement necessary to adapt to new technologies shall be authorized only by a variance.~~) Structural alterations which do not involve an increase in floor space may be permitted outright where necessary to adapt a nonconforming building to new technologies or equipment pertaining to uses housed in such building. Structural alterations which involve an increase in floor area, and any enlargement of a nonconforming building not otherwise permitted by this Section may be authorized only by the approval of a conditional use permit. Approval of such permit shall be based on a finding that the increase or enlargement

1 will be done in such a manner as to improve the safety, appearance and/or  
2 functionality of the site and building, and thereby make its existence in  
3 the area less detrimental to surrounding uses and development than would  
4 be the case if the status quo were maintained.

5 (3) Upkeep, repairing and maintenance of nonconforming buildings is  
6 permitted.

7 INTRODUCED AND READ for the first time this 11<sup>th</sup> day of September,  
8 1972.

9 PASSED this 25<sup>th</sup> day of September, 1972.

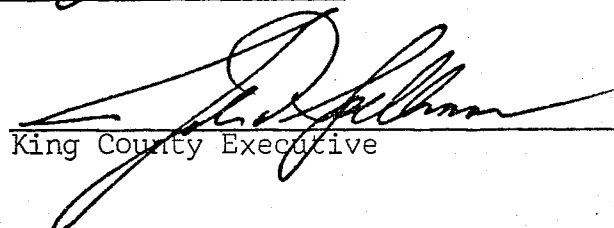
10 KING COUNTY COUNCIL  
11 KING COUNTY, WASHINGTON

12   
13 VICE Chairman

14 ATTEST:

15   
16 Administrator-Clerk of the Council

17  
18 APPROVED this 2d day of October, 1972.

19   
20 King County Executive  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30